



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 04/10/2025

REQUESTER: GBDENTAL HOLDINGS, LLC

PRESENTER: Anais Starr, Planner II

ITEM TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF ORDINANCE O-2425-34: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING SECTION 36-201 OF CHAPTER 36 OF THE CODE OF THE CITY OF NORMAN SO AS TO REMOVE LOTS 12-14, BLOCK 72 OF NORMAN OLD TOWN, TO NORMAN, CLEVELAND COUNTY, OKLAHOMA, FROM THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT DISTRICT, AND PLACE SAME IN THE CCPUD, CENTER CITY PLANNED UNIT DEVELOPMENT DISTRICT; AND PROVIDING FOR THE SEVERABILITY THEREOF. (227 W MAIN ST)

APPLICANT/REPRESENTATIVE	GBDENTAL HOLDINGS, LLC/Rieger Sadler Joyce LLC
LOCATION	227 W Main Street
WARD	4
CORE AREA	Yes
REQUESTED ACTION	Amendment of a Center City Planned Unit Development
LAND USE PLAN DESIGNATION	Commercial
GROWTH AREA DESIGNATION	Current Urban Service Area

BACKGROUND: The applicant requests to amend the existing Center City Planned Unit Development (CCPUD) for 227 W Main Street to allow revisions to the existing CCPUD Site Development Plan.

The subject property at 227 West Main Street currently contains an office building and part of the food truck park. The proposed CCPUD amendment removes the eastern two lots and replaces the remaining food truck park area with parking, as illustrated in the submitted Exhibit

C, Site Development Plan. The CCPUD Narrative proposes a modification from the Center City Form-Based Code (CCFBC) by permitting the proposed parking to extend in front of the CCFBC Parking Setback Line. The remaining elements of the CCPUD will stay as proposed in the original CCPUD.

PROCEDURAL REQUIREMENTS:

PRE-DEVELOPMENT: A Pre-Development meeting is not required for this application.

BOARD OF PARKS COMMISSIONERS: Parkland dedication is not required for this application.

ZONING ORDINANCE CITATION:

APPENDIX B, SEC. 520 CENTER CITY PLANNED UNIT DEVELOPMENT - CCPUD

A. Statement of Purpose: It is the intent of this section to provide an alternative zoning district for the Center City Area as defined in the Center City Form-Based Code (CCFBC). This Center City Planned Unit Development District (CCPUD) is specifically catering to the Center City Area because of the size of lots, the lack of vacant land and other distinguishing characteristics in this area that make using the existing PUD regulations not feasible. The CCPUD encourages developments that create the character of development envisioned in the CCFBC.

Specifically, the purposes of this section are to:

1. Provide an alternative zoning district to the CCFBC where a property owner proposes a development that does not meet the strict regulations required in the CCFBC.
2. Provide open space/street space that is compatible with the concepts of the CCFBC.
3. Provide comprehensive and innovative planning and design for a development which is consistent and compatible with surrounding developments.
4. Provide more efficient and economic use of land resulting in an urban/pedestrian environment.
5. Provide complete and useful information which will enable the Planning Commission and City Council to make more informed decisions on land use.
6. Encourage developments that achieve community goals, such as, but not limited to, aging in place, or affordable housing, or other emerging trends in housing, that may not be able to meet all the required elements of the Center City Form-Based Code

STAFF ANALYSIS:

The applicant's amended CCPUD Narrative and Site Development Plan removes two eastern lots and replaces the portion of the food truck park with parking on the east side of the existing structure. The proposed parking lot will contain seven (7) parking spaces accessed from the alleyway as illustrated in Exhibit C, Site Development Plan. Since this site was previously developed, the applicant will not be providing additional landscaping. Open Space is provided at the ground level and rooftop as indicated on Exhibit C, Site Development Plan.

The amendments to the CCPUD Site Development Plan are as follows:

- Remove Lots 10 and 11 from the existing CCPUD.
- Allow for parking as illustrated in Exhibit C, Site Development Plan. The parking will be permitted to extend over the Parking Setback Line.

- Allow Landscaping and Open Space as depicted in Exhibit C, Site Development Plan.
- Retain the existing screening fence along the Required Build Line while providing an opening for pedestrian access on the east side of the structure.

USE: The CCPUD narrative retains the property's existing use of dental offices while adding additional parking to the east side of the building. The existing structure meets the requested decrease in Clear Height for the Ground Story from fifteen (15') to twelve (12') allowed in the CCPUD Narrative.

PARKING: Under the existing CCFBC, properties zoned C-3, Intensive Commercial District at the time of the adoption of the CCFBC, are not required to meet parking requirements. The Site Development Plan proposes seven (7) parking spaces east of the existing building that extends in front of CCFBC Parking Setback Line, with the existing screening in place in front of the parking area.

LANDSCAPING: The revised Site Development Plan does not propose additional landscaping for the existing Property. Open Space is provided at grade and on the existing roof deck, as indicated in Exhibit C, Site Development Plan.

SIGNAGE: Signage was installed at the time of construction of the existing building for this site. No additional signage is requested with this amendment. Any future signage shall comply with 402. General Provisions, Section M of the CCFBC, as outlined in the CCPUD Narrative.

LIGHTING: The project shall comply with the lighting requirements found in the CCFBC under 402. General Provisions, Section N. Lighting & Mechanical, as outlined in the CCPUD Narrative.

SANITATION/UTILITIES: As shown on the Site Development Plan Exhibit C, the existing dumpster located off the alleyway will continue to serve the property's sanitation needs.

FENCING/WALLS: The existing fence along the Required Build Line on the front property line will remain. No additional fencing is proposed.

PARKS: Andrews Park, located at 201 W Daws Street, is approximately two blocks north of the Property.

ALTERNATIVES/ISSUES:

IMPACTS: This CCPUD application retains the existing structure and use while allowing two lots to be removed and developed separately for mixed commercial and residential under its own CCPUD. The proposed replacement of the food truck park with parking provides additional parking to meet the dentist office customer needs. The request to maintain the existing open space, landscaping, and screening fence along the front property line will preserve the current appearance of this property.

The parking spaces are proposed to be perpendicular except for one angled accessible parking spot at the south end. This configuration could cause potential conflicts for vehicles exiting the parking.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT AND BUILDING PERMIT REVIEW: Additional information would be required to determine fire hydrant and fire lane requirements related to the proposed buildings. These items will be addressed during individual building permitting. For details, view the City of Norman Ordinances and adopted 2018 ICC codes as amended by OUBCC including IFC Appendices B, C, and D.

PUBLIC WORKS/ENGINEERING: The subject property is platted as part of Norman Old Town.

TRAFFIC ENGINEER: There are conflicts between the perpendicular space and the angled handicap-accessible parking space for the proposed parking east of the existing building. The proposed configuration could cause collisions as vehicles attempt to exit the parking spaces.

UTILITIES:

Water: Existing water services not proposed to be used must be abandoned at the main and existing material information must be provided to the Utilities Department.

Wastewater: Show proposed sewer service(s). Existing sewer service(s), if not to be reused, must be abandoned at the main at the time of building permit.

Sanitation: Solid waste service only. Recycling will only be available through the use of one of the regional recycling centers.

CONCLUSION: Staff forwards this request for an amendment to the Center City Planned Unit Development and Ordinance O-2425-34 to the Planning Commission for consideration and a recommendation to the City Council.